

Recording Requested By
CHICAGO TITLE COMPANY

When recorded mail to:

Mark S. Brown, Surveyor
PUBLIC WORKS DEPARTMENT
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

COPY of Document Recorded
on 3-5-97 as No. 74573
has not been compared with
original.
FRANK K. JOHNSON
County Recorder
RIVERSIDE COUNTY CALIFORNIA

FOR RECORDER'S OFFICE USE ONLY

Project: VC-001-934
A.P.N. 263-030-43
TRA: 009-077

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): DONNELL L. REID, a married man as his sole and separate property, as to an undivided 1/2 interest, and John B. McALLAN, JR., a married man as his sole and separate property, as to a undivided 1/2 interest.

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

Chicago Title Insurance Company has requested the instrument be returned as an original and examined it for regularity and compliance with the law.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By J. Craig Aaron 2-25-97
J. CRAIG AARON DATE
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

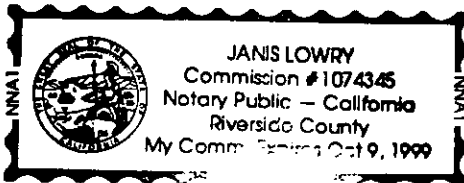
State of California }
County of Riverside } ss

On February 25, 1997 before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

(x) Other
Principal Planner

() Partner(s)

() General

() Limited

The party(ies) executing this document is/are representing:

City of Riverside

REF: Raceway Ford, Inc.
Attn: Don L. Reid
5900 Sycamore Canyon Blvd.
Riverside, California 92507

EXHIBIT 'A'

Parcel 2 and a portion of Parcel 1 of Parcel Map 20166, as shown by map on file in Book 131 of Parcel Maps, Pages 11 and 12 thereof, Records of Riverside County, California, together with portion of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Parcel 2 of the Certificate of Compliance recorded December 8, 1994 as Instrument No. 458854 of Official Records of said Riverside County;

TOGETHER with that portion of said Section 4 described as follows;

COMMENCING at the most westerly corner of Parcel 2 of Parcel Map 20166, as shown by map on file in Book 131 of Parcel Maps, Pages 11 and 12 thereof, Records of Riverside County, California;

THENCE South $12^{\circ}16'34''$ East, (recorded as South $12^{\circ}50'31''$ East), along said westerly line of said Parcel 2, a distance of 137.21 feet to the TRUE POINT OF BEGINNING;

THENCE South $28^{\circ}18'24''$ West, a distance of 153.72 feet to a point in the west line of that certain parcel of land conveyed to the County of Riverside December 4, 1893 in Book 8, Page 172 of Deeds, Records of Riverside County, California;

THENCE South $46^{\circ}00'04''$ West, a distance of 91.20 feet to the northerly line of Sycamore Canyon Boulevard, as described in deed to the City of Riverside, by document recorded July 7, 1994, as Instrument No. 273479 of Official Records of said Riverside County;

THENCE South $43^{\circ}59'56''$ East, along said northerly line a distance of 99.45 feet to the beginning of a tangent curve concave southwesterly and having a radius of 852.00 feet;

THENCE continuing southeasterly along said curve and northerly line an arc length of 50.55 feet, through a central angle of $03^{\circ}23'57''$ to the west line of that certain parcel of land conveyed to the County of Riverside December 4, 1893 in Book 8, Page 172 of Deeds, Records of Riverside County, California;

THENCE continuing along said curve an arc length of 235.21 feet, through a central angle of $15^{\circ}49'02''$ to a point in the westerly prolongation of the southerly line of said Parcel 2;

Acres by map
THENCE North $12^{\circ}16'34''$ West, along the westerly line of said Parcel 2 a distance of 512.79 feet to said TRUE POINT OF BEGINNING.

EXCEPTING therefrom that portion of said Parcel 2, described as follows:

BEGINNING at the most westerly corner of said Parcel 2;

THENCE South $12^{\circ}16'34''$ East, (recorded as South $12^{\circ}50'31''$ East), along said westerly line of said Parcel 2, a distance of 137.21 feet;

THENCE North $28^{\circ}18'24''$ East , a distance of 151.26 feet to the north line of said Parcel 2;

THENCE North $89^{\circ}29'10''$ West (recorded as North $89^{\circ}55'57''$ East), along said north line a distance of 100.90 feet to the POINT OF BEGINNING.

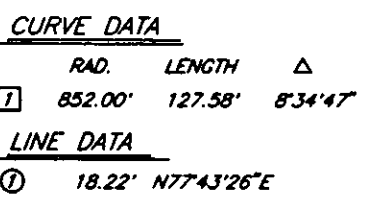
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 2/20/97 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/95

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

BSPAR4.COC



LOC-327

DOC # 1999-344508

08/02/1999 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



When recorded mail to:

Mark S. Brown, Surveyor
PUBLIC WORKS DEPARTMENT
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING-

Exempt Pursuant to
Government Code §6103

Project: VC-001-934

A.P.N. 263-030-050

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COG 327
(REVISED)

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

Property Owner(s): DONNELL L. REID, a married man as his sole and separate property, as to an undivided ½ interest, and John B. McCALLAN, JR., a married man as his sole and separate property, as to a undivided ½ interest.

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE OF COMPLIANCE IS BEING ISSUED TO CORRECT AN OMISSION IN THE CERTIFICATE OF COMPLIANCE RECORDED MARCH 5, 1997, AS INSTRUMENT NO. 74573 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. The omission is noted in bold italicized letters on page one of said Exhibit "A".

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE

CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By J. Craig Aaron 7-20-99
J. CRAIG AARON DATE
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

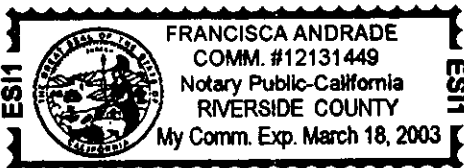
State of California }
County of Riverside } ss

On July 21, 1999, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____
Title _____

- () Guardian/Conservator

- () Individual(s)

- () Trustee(s)

- () Other

- () Partner(s)

- () General

- () Limited

The party(ies) executing this document is/are representing:

REF: Raceway Ford, Inc.
Attn: Don L. Reid
5900 Sycamore Canyon Blvd.
Riverside, California 92507

RACEWAY1.COC



1999-344508
08/02/1999 09:09A
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THENCE continuing along said curve an arc length of 235.21 feet, through a central angle of $15^{\circ}49'02''$ to a point in the westerly prolongation of the southerly line of said Parcel 2;

THENCE North $77^{\circ}43'26''$ East, along said southerly line, a distance of 18.22 feet to the southwest corner of said Parcel 2;

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08/02/1999 08:00A
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